

Pembroke Road

Middlesex • London • HA4 8NQ
Offers In Excess Of: £950,000



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est 1986

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Middlesex • London • HA4 8NQ

A commanding four bedroom detached residence offering a superb, stylish and spacious interior that has been finished to the highest of standard with the additional benefit of a large garden and studio area. This home is sure to impress those seeking space, luxury and a convenient address.

DETACHED

FOUR BEDROOMS

KITCHEN/ BREAKFAST ROOM

DINING ROOM

GOOD CONDITION THROUGHOUT

UTILITY ROOM

OFF STREET PARKING FOR MULTIPLE VEHICLES

LARGE GARDEN AND STUDIO WITH SHOWER

GARAGE

2083 SQ.FT

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





SITUATION

This property is situated within walking distance to Ruislip and Ruislip Manors' array of amenities including a selection of shops and restaurants at both High Streets along with the Metropolitan and Piccadilly lines at both London Underground stations. The A40 is within easy reach, providing good links into London, the M40 and M25. There is a number of highly regarded schools in the local area including Bishop Ramsey Secondary, Ruislip High and Warrender Primary School.

DESCRIPTION

Offering a superb, stylish and spacious interior this four bedroom detached family home has been designed and finished to the highest of standards. Once inside the home, you are immediately greeted by a large, welcoming entrance hall with stairs rising to the first floor and doors leading to all ground floor rooms. To the front of the property you will find the cosy sitting room which benefits from a feature fireplace and bay window. The kitchen/ breakfast room is complete with fitted storage, integrated appliances, spotlights to the ceiling and contemporary tiled flooring. There is also the added benefit of a separate utility room which offers direct access to the rear garden via single door. There is also a separate living and dining area towards the rear of the property which overlooks views of the garden. Completing the downstairs is the study/bedroom four, this leads onto the garage which can be accessed internally and externally. Upstairs there are three beautifully arranged double bedrooms, two of which have the additional benefit of fitted wardrobes. The first floor is completed by a modern family bathroom and separate W.C. This commanding three bedroom residence boasts a large garden with an abundance of natural sunlight and is sure to impress those seeking space, luxury and a convenient address.

OUTSIDE

To the front of the property is a driveway providing off street parking for numerous vehicles. The garden has been beautifully maintained and offers a substantial space with both a lawn and patio area. The garden also benefits from a log cabin with electricity supply, shower room and a bar, perfect for extra entertaining space.



Schools:

Warrender Primary School (0.4 miles)
Sacred Heart Catholic Primary School (0.4 miles)
Lady Banks Junior School (0.5 miles)



Train:

Ruislip Station (0.2 miles)
Ruislip Manor Station (0.2 miles)
Ruislip Gardens Station (0.9 miles)



Car:

M4, A40, M25, M40



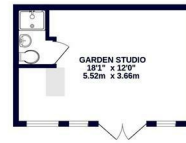
Council Tax Band:

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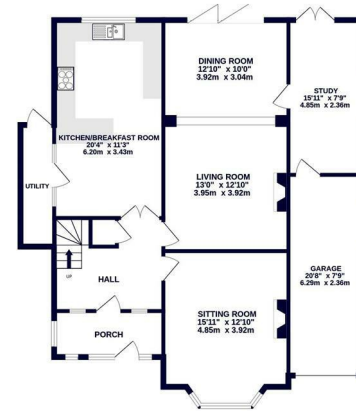
(Distances are straight line measurements from centre of postcode)



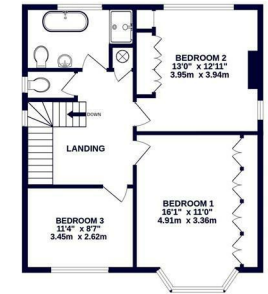
OUTBUILDING
217 sq.ft. (20.2 sq.m.) approx.



GROUND FLOOR
1201 sq.ft. (111.6 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 2083 sq.ft. (193.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Not very energy efficient	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - highest running costs	G		

England & Wales
EPC Guidance
2022/9/1/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.